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'98 SEP 28 A10:55

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After recording return to:

ROUTH CRABTREE & FENNELL

Attn: Shannon Blood

PO Box 4143

Bellevue, WA 98009-4143

MTC 45593

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Shelly Renee Workman and Judy Myra Age, as tenants in common, as grantors, to Amerititle, as trustee, in favor of California Lending Group, Inc., dba United Lending Group, as beneficiary, dated 5/14/97, recorded 5/27/97, in the mortgage records of Klamath County, Oregon, in Volume M97, Page 15975, and subsequently assigned to ContiMortgage Corporation by Assignment recorded as Vol M98, Page 3270, covering the following described real property situated in said county and state, to wit:

The Easterly one-half of Tract 5 of Townsend Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 3957 Boardman Avenue
Klamath Falls, OR 97603

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments of \$472.16 beginning 11/1/97; plus late charges of \$23.61 each month beginning 11/16/98; plus prior accrued late charges of \$94.44; plus advances of \$70.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$37,319.01 with interest thereon at the rate of 15 percent per annum beginning 10/1/97; plus late charges of \$23.61 each month beginning 11/16/98 until paid; plus prior accrued late charges of \$94.44; plus advances of \$70.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from

Workman, Shelly Renee and Age, Judy Myra
Grantor

to

DAVID E. FENNELL,
Trustee

File No. 7248.20014

For Additional Information:Shannon Blood
ROUTH CRABTREE & FENNELL
PO Box 4143
Bellevue, WA 98009-4143
(425) 586-1900

